

**TOWN OF CANTON/VILLAGE OF CANTON
VILLAGE OF RENSSELAER FALLS
SPECIAL MEETING
RENSSELAER FALLS FIRE DEPARTMENT**

October 7, 2019

6:00 P.M.

Minutes

Present: Supervisor Mary Ann Ashley, Council members Bob Washo, James Smith, Phil LaMarche and Tim Danehy, Rensselaer Falls Mayor Michael Hammond, Trustees Charles Fifield, Jolene LaSiege, Connie McAllister and Stacy Gushea, Canton Village Attorney Henry Leader, Canton Mayor Mike Dalton, Canton Trustees Carol Pynchon, Beth Larrabee, Sean O'Brien and Klaus Proemm

Also, in Attendance: Town and Village Clerk/Tax Collector Lisa Hammond, Canton Village Clerk Sally Noble, Canton Village Attorney Gerald Ducharme, Village of Rensselaer Falls Code Enforcement Officer Tim Tuttle

A. Call meeting to order:

Canton Supervisor opened the meeting. All members stated their name and title. Pledge of Allegiance was said by those in attendance

B. Public Comment:

Bob Foster of West Front Street asked if the Commercial Zone has been changed. Mayor Michael Hammond stated that nothing has been changed with the Commercial Zone.

Ron Stiles spoke about owning property along the river in the Village of Rensselaer Falls that was rezoned from Commercial to Recreational a few years ago. Stiles asked if this has changed. Mayor Michael Hammond stated that no zoning has been changed. Mayor Hammond reminded the public that the shadow of Zoning should not shadow the Comprehensive Plan, as that is not what the Comp Plan is about.

Town Council member Bob Washo suggested that someone explain the Comprehensive Plan. Village Trustee Carol Pynchon explained that once the Comprehensive Plan is passed it will allow for a Zoning audit and update to take place. Possible zoning changes will follow the Comprehensive Plan.

Phil Burnett of West Front Street outside the Village of Rensselaer Falls, located in the Town of Canton expressed his concerns about not having a vote in the Village of Rensselaer Falls about possible zoning changes. Rensselaer Falls Mayor Michael Hammond asked Town Council member Bob Washo if he wanted to discuss the Rural aspect that the residence can utilize just outside the Village located on the end of West Front St.

Council member Bob Washo stated answering Phil Burnett's question of Zoning said that if the language presented goes through it will be a Rensselaer Falls issue and if any zoning is proposed it will have to go through the Village Planning and Zoning Board and finally to the St. Lawrence County Planning Board for oversight, but the Town will not. Council member Bob Washo added that in the current Town Code the Town residents that are located at the end of West Front Street, outside the Village of Rensselaer Falls located in the Town of Canton are zoned rural which allows them to do things in that area that Village residents are not allowed to do. Washo stated that it has been pointed out in the Comp Plan that there are anomalies on the peripheral of the Town border. Residents outside the Village can do a campground if they choose, but Village residents cannot.

Council member Jim Smith stated that looking at the Comp Plan it was discovered that, that section of West Front Street is land locked from the rest of the Town because the Village of Rensselaer Falls. Smith added that the Town could look into annexing into the Village of Rensselaer Falls, which would give the residents in that area a say in Village matters. Smith said there was no support for this to happen so the idea was dropped.

Mark Bomyea of West Front Street stated that 80 acres plus will be coming up for sale at the end of West Front Street, located in the Township. This is now a paper road but could become a through road.

Council member Tim Danehy stated that in this situation the Town residents have more uses than Village residents do. Danehy is hopeful that something consistent can be done on West Front Street.

Supervisor Mary Ann Ashley read the proposed language change and map change

Proposed Language Change

Page 7-3: Add to the end of the first paragraph

When and if development is considered in the Waterfront Overlay District, an added layer of review will be required, including site plan review, special use permit, and St. Lawrence County Planning Office guidance to ensure compatibility with underlying allowed uses and minimize impacts on adjacent properties.

Proposed Map Change --

Future Land Use Map; End of Section 7.

Council member Bob Washo stated that St. Lawrence County has statutory oversight. The County Planning Board for the County could put conditions, pretty severe conditions potentially. Washo noted that he himself owns land that is part residential and part commercial and that it can make it difficult as a land owner.

Council member Bob Washo asked if the overlay district was on all riverfront properties. Mayor Michael Hammond stated yes both sides of West Front Street. Hammond added this was the only change that Jackie of MJ Engineering did. Hammond noted that when discussion started about the waterfront overlay on West Front Street, it is at that time that we can clear up some of these issues, hopefully the overlay could extend down that dead-end road and the same on CR 14.

Supervisor Mary Ann Ashley asked if all board members were in agreement with the proposed language change. All members answered yes. Ashley then asked if all members were comfortable with the map. All members answered yes.

Council member Jim Smith, as committee chair made a motion to include the proposed changes in the Comprehensive Plan, seconded by Village of Canton Trustee Carol Pynchon, chair of the Plan.

Supervisor Mary Ann Ashley asked if there was any more public comment.

Bob Foster stated he was uncertain of the purpose of the waterfront overlay

Village of Rensselaer Falls Mayor Michael Hammond stated that this dialog is not to discuss changes in our zoning. The overlay is clearly a recommendation from the engineers that will require future public hearings and discussion. This does not change any zoning at this time.

Mary Lamere of 53 W. Front St, inside the Village expressed concerns about only 3 people wanting the overlay of all the properties that touch the waterfront. Lamere wants to be included in discussions if there is going to be changes to zoning on West Front St. Lamere stated she wants to know what's being done with certain properties and does not want snowmobiles, canoeing or kayaking as it is not a safe river.

David Duff of St. Lawrence County Planning board asked if the board has read the County's statement on the matter. Duff also asked if there is consensus in the community for the overlay.

Village Mayor Michael Hammond stated that the waterfront overlay district does not necessarily mean that it is deemed commercial right away. Hammond said I'm hearing it loud and clear, that is why we would work with the Town and hope there is public input in how this overlay would work going forward. Hammond noted it is important to highlight the river for grant purposes.

Phil Burnett stated that there were two other commercial proposals in the Village in the past that were shot down. Burnett said voting this in tonight makes no sense at all.

Susan Huntley, Town resident, owner of Village of Rensselaer Falls landowner stated that she feels that if people on West Front Street don't want the overlay, why is it not

taken out. Huntley stated she knows there's layers, but you have public hearings and people speak and it's still left up to just a few board members voting.

Derek Conway asked questions about the voting process if zoning changes are purposed down the road.

Rensselaer Falls Village Trustee Stacy Gushea stated that the waterfront overlay district does not automatically make a certain property commercial, there are added layers of review.

Mark Bomyea of West Front Street stated that people are missing the point. This is not to zone commercial anything tonight. The overlay gives potential to do more, but would have to go through zoning, etc, SLC Planning and still has to be voted on by the Village Board. You are not looking at commercial district right now. Bomyea ended in saying that everyone is misunderstanding the property on West Front St that is in question is not being zoned commercial, it is zoned residential.

C. Consider Passage of Town of Canton, Village of Canton and Village of Rensselaer Falls Comprehensive Plan

Supervisor Mary Ann Ashley asked for a vote on the motion.

All Village of Canton Board members present voted in favor. Motion carries

All Village of Rensselaer Falls Board members present voted in favor. Motion carries

All Town of Canton Board members present voted in favor. Motion carries

Village Trustee Carol Pynchon made a motion to adopt the Comprehensive Plan as amended, seconded by Trustee Sean O'Brien. All voted in favor. Motion carries.

Village Trustee Charles Fifield made a motion to adopt the Comprehensive Plan as amended, seconded by Trustee Stacy Gushea. All voted in favor. Motion carries.

Council member Jim Smith made a motion to adopt the Comprehensive Plan as amended, seconded by Council member Supervisor Mary Ann Ashley. All voted in favor. Motion carries.

7:03 p.m. Council member Phil LaMarche made a motion to adjourn the joint meeting, seconded by Village Trustee Charles Fifield. All voted in favor. Motion carries.

Respectfully Submitted,

Lisa A. Hammond, Canton Town Clerk